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GOVERNMENT OF TAMIL NADU
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TAMIL NADU GOVERNMENT GAZETTE

EXTRAORDINARY

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Part III—Section 1(a)

**General Statutory Rules, Notifications, Orders, Regulations, etc.,
issued by Secretariat Departments.**

NOTIFICATIONS BY GOVERNMENT

HOUSING AND URBAN DEVELOPMENT DEPARTMENT

AMENDMENTS TO THE TAMIL NADU REGULARISATION OF UNAPPROVED LAYOUTS AND PLOTS RULES, 2017.

[G.O. Ms. No. 21, *Housing and Urban Development [UD4(3)]*, 5th February 2019,
தை 22, வினாம்பி, திருவள்ளுவர் ஆண்டு-2050.]

No.SRO-A2(e)/2019.

In exercise of the powers conferred by Section 113 read with Section 122 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following amendments to the Tamil Nadu Regularisation of Unapproved Layouts and Plots Rules, 2017, namely:-

AMENDMENTS.

In the said Rules,-

(1) in rule 5, in sub-rule (1), after the proviso, the following proviso shall be added, namely:-

“Provided further that any application which is received on or after the 4th November, 2018 under rule 24 from eligible plot holder shall be dealt with in the manner provided therein.”

(2) after rule 23, the following rule shall be added, namely:-

“24. In respect of cases of plot regularisation for which in-principle approval of layout framework have already been accorded or under consideration by the Competent Authorities specified in rule 2(2) (ii) as required by sub-rule (4) of rule 5 as on the 3rd November, 2018 on *suo-moto* basis or otherwise and the cases for which in-principle approval of layout framework is under consideration of the Competent Authorities in respect of the applications received under sub-rules (1) and (2) of rule 5 on or before the 3rd November, 2018, a plot holder may apply even after the 3rd November, 2018 for regularisation of plot under this rule. If any application is received under this rule, the following procedure in addition to other procedures laid down in these rules shall be followed in respect of regularisation of unapproved Plots, namely:-

On receipt of an application, if any, made by the plot holder on or after 4th November, 2018, in addition to the scrutiny fee and development charges as envisaged in these rules, the regularisation charges shall be assessed and levied at the rates given in the table below:-

TABLE

Sl. No.	Category of Local Body	Regularisation charge per square metre of plot area (in rupees)		
		Application received from 4th November, 2018 upto 3rd May, 2019	Application received from 4th May, 2019 upto 3rd November, 2019	Application received from 4th November, 2019 onwards
(1)	(2)	(3)	(4)	(5)
1.	City Municipal Corporation Area	110.00	125.00	150.00
2.	Municipal Area	66.00	75.00	90.00
3.	Areas covered by Town Panchayats and Village Panchayats Areas	33.00	37.50	45.00

Explanation I - The regularisation of plot relating to cases of unapproved layouts in respect of which neither the individual plot holder concerned nor the developer concerned has not applied for regularisation on or before 03-11-2018, shall not be eligible for consideration of regularisation under this rule.

Explanation II - A layout promoter also shall be considered as a plot holder in respect of unsold plots in a layout for the purpose of this rule.

S. KRISHNAN,
Principal Secretary to Government.